

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Broom Mills Road

Farsley, Leeds, LS28 5GR

£150,000



Council Tax: A



# 29 Broom Mills Road

Farsley, Leeds, LS28 5GR

£150,000



- Two bedroom ground floor apartment
- Tenanted until April 2025
- Stunning open plan kitchen/living room
- Modern bathroom
- Two double bedrooms
- Allocated parking space
- Well maintained communal grounds
- Close to Farsley town street
- INVESTOR BUYERS ONLY

### \*\*\*INVESTOR BUYERS ONLY\*\*\*

A fantastic opportunity to purchase this stylish TWO BEDROOM GROUND FLOOR APARTMENT in this sought after development in Farsley, only 650 metres from the bustling town street which boasts an excellent selection of shops, eateries and bars. Featuring beautifully presented, modern accommodation which includes an OPEN PLAN KITCHEN/LIVING ROOM, TWO DOUBLE BEDROOMS, MODERN BATHROOM and externally an ALLOCATED PARKING SPACE and well maintained COMMUNAL GROUNDS. INVESTOR BUYERS ONLY as there is a tenant in situ.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: COMMUNAL ENTRANCE leading to the ENTRANCE HALL with security alarm system. The OPEN PLAN LIVING ROOM/KITCHEN is a wonderful light and airy space and incorporates modern fixtures and fittings. The kitchen area has a good range of high gloss wall and base units, porcelain tiled flooring and a range of integrated appliances including an electric oven, gas hob and extractor hood, washing machine and low level fridge/freezer. The living area is a generous size and has plenty of room for furniture in addition to a dining table and chairs.

The HALLWAY has a storage cupboard and provides access to the other rooms. BEDROOM ONE is a double sized room which has a dual aspect, lovely Juliette balcony, wooden flooring and fitted mirrored wardrobes. BEDROOM TWO is another double sized room which has wooden flooring and fitted wardrobes. The BATHROOM has a modern three piece suite with overhead mains powered rainfall shower, heated towel rail, wall mounted mirror, tiled flooring and tiled walls.

Externally, there is an ALLOCATED PARKING SPACE and well maintained COMMUNAL GROUNDS.

The property is situated within 0.5 miles of Farsley Town Street, which has an excellent range of local shops, cafés, bars and public services. Farsley has excellent commuting links to both Leeds and Bradford via the Leeds ring-road and Pudsey railway station, which is situated within 2 miles of the address. INVESTOR BUYERS ONLY as there is a tenant in situ.

Tel: 0113 257 6198



### ENTRANCE HALL

3'11" x 3'11" (1.2m x 1.2m)

### LIVING ROOM/KITCHEN

18'0" x 16'8" (5.5m x 5.1m)

### HALLWAY

### BEDROOM ONE

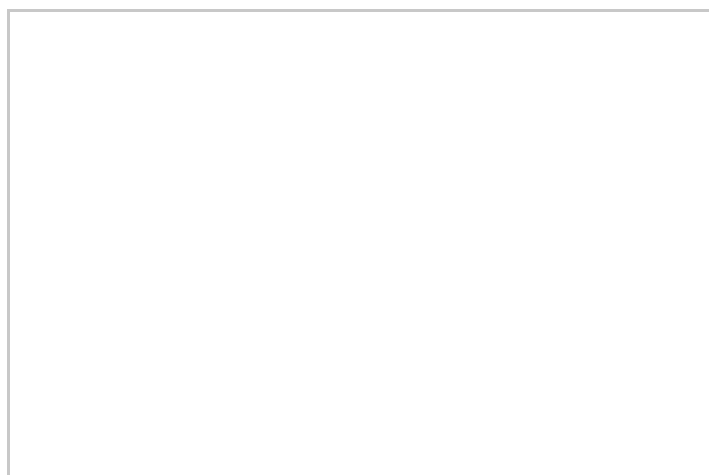
11'9" x 11'5" (3.6m x 3.5m)

### BEDROOM TWO

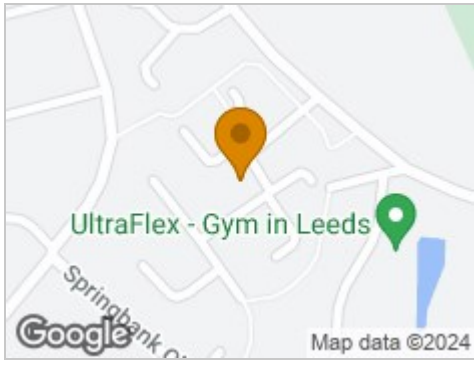
15'5" x 5'10" (4.7m x 1.8m)

### BATHROOM

7'2" x 5'6" (2.2m x 1.7m)



## Road Map



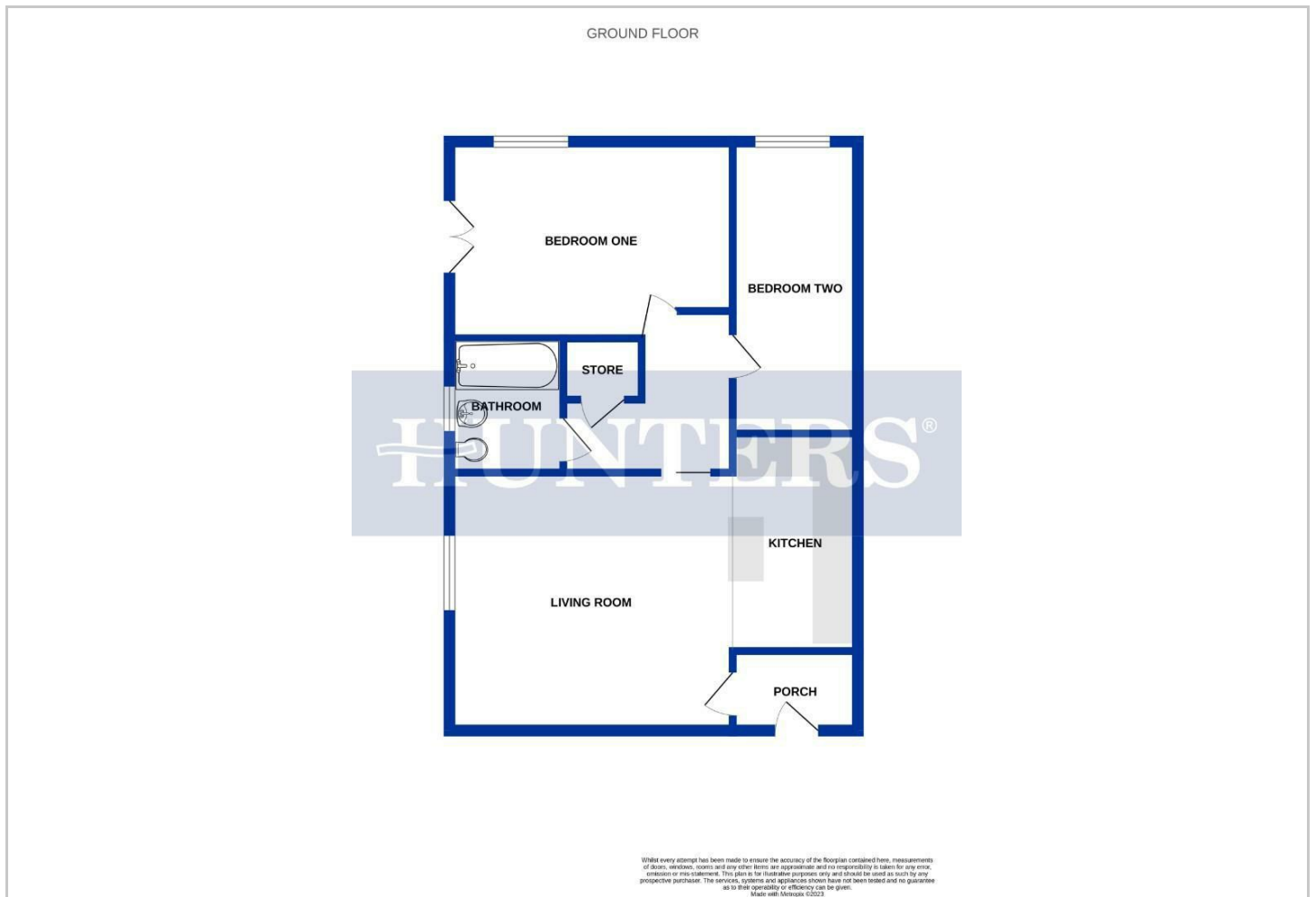
## Hybrid Map



## Terrain Map



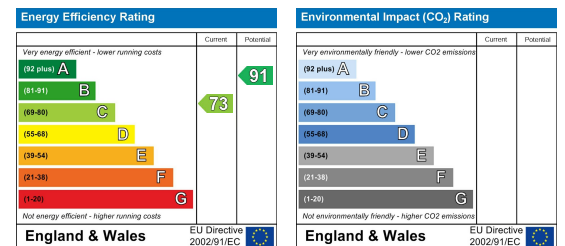
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.